

FOR SALE

Industrial Property
(Former Skagit Valley College Marine Technology Center)
585 Technical Drive
Oak Harbor, Washington 98277

Asking Price: \$1,050,000.00



For More Information Contact:
Department of Enterprise Services
Facilities Division – Real Estate Services
Acquisition & Disposal Unit
Contact: Stefanie Fuller – 360-407-9310
Stefanie.fuller@des.wa.gov

STATE OF WASHINGTON SURPLUS PROPERTY BULLETIN
PROJECT #11-07-026

The State of Washington, on behalf of Skagit Valley College has declared its interest in the commercial property described below surplus to its needs and is soliciting for the sale of the property. The Department of Enterprise Services has the responsibility to dispose of this property.

Address: 585 Technical Drive, Oak Harbor, Washington

Property Description: One tract of land totaling 2.71 acres with a brick commercial shop and office building and a detached metal shop building, Zoned UGA; Urban Growth Area; Planned Industrial Park, Highest and Best Use: Commercial

Proposal Criteria: The state shall not consider any proposals that will not use the Attorney General approved Purchase and Sale Agreement and subject to approval by all appropriate State Agencies.

Any purchase and sale agreement resulting from this solicitation will be drafted on the State of Washington's standard Purchase and Sale Agreement form and subject to approval by all appropriate State Agencies.

The State of Washington reserves the right to choose which proposal, in its opinion, best meets its needs. The state reserves the right, at any time and in its sole discretion, to cancel this solicitation and/or reject any or all proposals.

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Written proposals can be submitted, addressed to:

Stefanie Fuller, Project #11-07-026
Real Estate Services, Acquisition & Disposal Unit
Department of Enterprise Services
1500 Jefferson Street S.E., 2nd Floor
Post Office Box 41015
Olympia, Washington 98504-1015

Should you require additional information, please contact Stefanie Fuller at (360) 407-9310 or email at Stefanie.Fuller@des.wa.gov.

DISCLAIMER

DISCLAIMER

The State of Washington, Department of Enterprise Services and its employees, agents, or affiliates, acknowledge that the (Seller/Agent) may not have complete knowledge of the physical or economic characteristics of the property being sold herein known as "Property." Accordingly, Seller/Agent hereby disclaims any warranty, guaranty or representation, express or implied, oral or written, past, present, or future, of, as to, or concerning: (a) the condition or state of repair of the Property; (b) the extent of any right-of-way, lease, possession, lien, encumbrance, easement, license, reservation or condition in connection with the Property, (c) the compliance of the Property or its operation with any applicable laws, ordinances, or regulations of any government or other body, including without limitation, compliance with the Americans with Disabilities Act, any land use, wetland, or zoning law or regulation, or applicable environmental or coastal laws, rules, ordinances and regulations; (d) title to or the boundaries of the Property; and (e) the physical condition of the Property, including without limitation the structural, mechanical and engineering characteristics of any improvements to the property. The sale of the Property shall be on an "AS-IS, WHERE-IS, WITH ANY AND ALL FAULTS" basis. The Seller/Agent makes no warranty or representation, express or implied or arising by operation of law, including, but not limited to, any warranty of condition, habitability, merchantability or fitness for a particular purpose, with respect to the property. You are buying the property based solely on your own investigation, and, by entering into a purchase & sale agreement, or accepting title to all or part of the property, acknowledging that you have conducted such investigation as you have deemed necessary and you are not relying upon any representations of Seller/Agent. The materials and information concerning this Property, together with any other marketing material distributed by the Seller/Agent and any and all other information

Skagit Valley College – Oak Harbor

provided by the Seller/Agent, is based in part upon information and materials obtained from third party sources and has not been independently confirmed as to its accuracy and completeness. Any projections, opinions, assumptions or estimates are for examples only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, financial, and other factors which should be evaluated by your tax, financial, and legal advisor(s). You and your experts should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. You must not base your offer upon information disseminated in any of the marketing material distributed by Seller/Agent for the property or any other information that may be provided by the Seller/Agent, but you shall rely solely on your own estimates and studies. No warranty or representation, express or implied, is made by the Seller/Agent or its employees, as to the accuracy or completeness of any or all such information.

EVALUATION AND AWARDS OF OFFERS

Seller/Agent shall review all offers to purchase property. Offers rejected as non-conforming will be discarded or returned without further evaluation. After consideration of offers to purchase property, the Seller in its sole and absolute discretion, will select the successful offer. Seller/Agent will attempt to accept, or reject within fourteen (14) days after the offer deadline. Seller/Agent has the option of soliciting a best and final offer ("BFO") and shall at its sole and absolute discretion determine who such parties shall be with regard to selected properties. Such parties will be notified of the Seller's intent to solicit a BFO by phone, fax, or mail, in which case selected parties will be given forty-eight (48) hours to change their offer. The BFO may not be lower than the original offer submitted to purchase the property. If no BFO is submitted, the original offer or bid to purchase will remain in full force.

Seller/Agent reserves the right to decline any and all offers, postpone, extend or cancel any offers and/or deadlines, at its sole discretion, withdraw the property for sale at anytime without notice. Seller/Agent further reserves the right in its sole and absolute discretion and without notifying any other interested parties, or by giving any other interested parties a similar opportunity, or re-offering the subject property, to negotiate with any interested parties the terms of the offer, to extend deadlines for any property: and to accept any offer which the Seller/Agent deems in its best interest, whether or not it is the highest dollar amount. Seller/Agent may require verification of funds available to close on offers prior to acceptance of an offer.

NEIGHBORHOOD DESCRIPTION

The subject property is situated just north of the city limits of Oak Harbor on Whidbey Island in Island County, Washington. Oak Harbor is located along state highway 20 and provides the nearest location for major shopping and employment on north Whidbey Island. The elementary, middle school and high school are located within the city. The population of Oak Harbor is 23,600 people. Oak Harbor constitutes about 29% of the total population of Island County. Washington state is located on the northwest corner of the contiguous 48 United States. The northwest corner of the United States is commonly referred to as the Pacific Northwest region. This area includes the states of Washington, Oregon and Idaho and western portions of Montana.

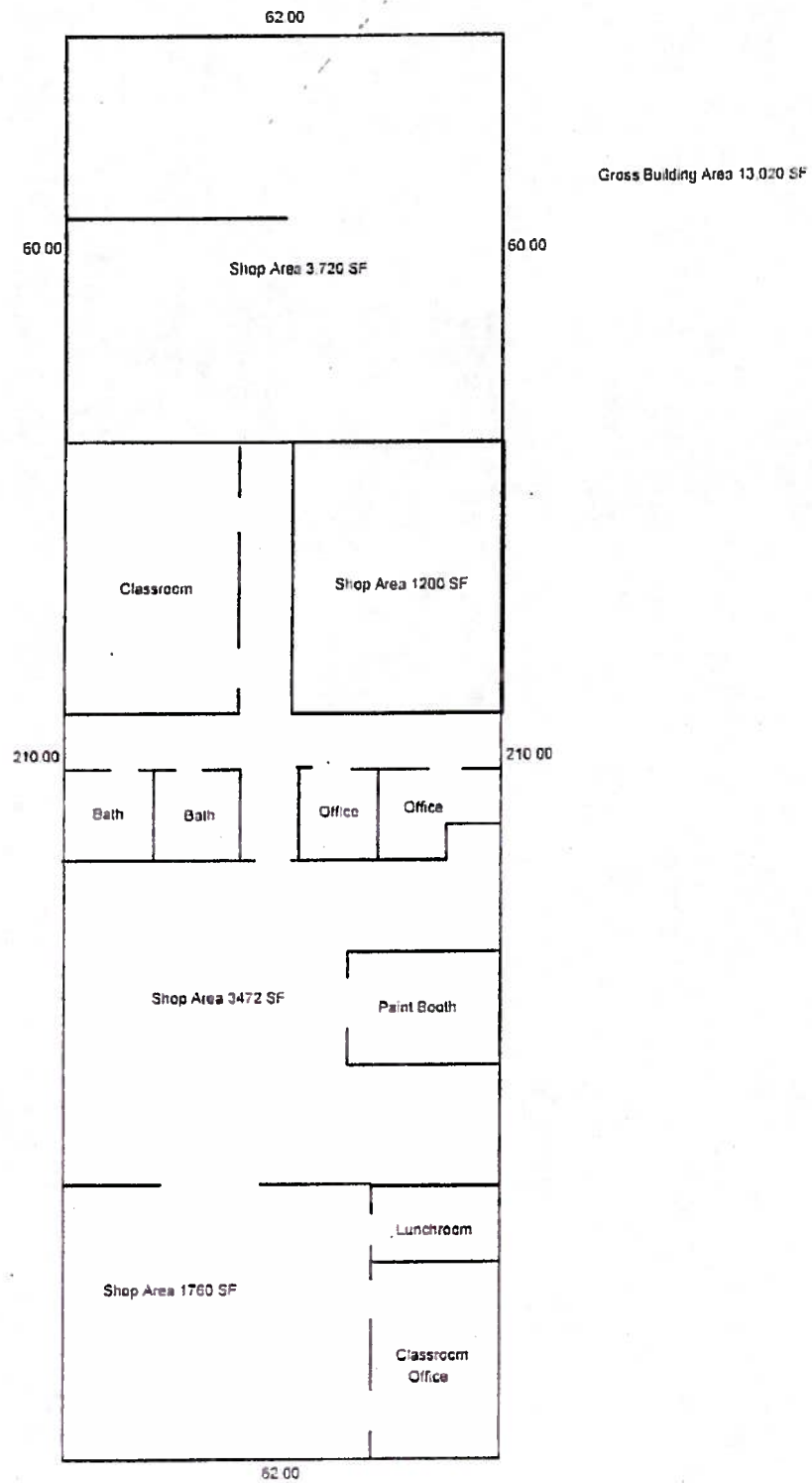
The site is comprised of a single parcel totaling 118,262 square feet or 2.71 acres. The site coverage is improved to 13.57%.

PROPERTY SUMMARY

Address	Commercial/Industrial Property 585 Technical Drive Oak Harbor, Washington 98277
Parcel Number	R13326-149-2850
Property Description	Consists of one detached commercial office and shop building on one acreage tract totaling 2.71 acres (118,262 sf) situated at 585 Technical Drive, Oak Harbor, Washington.
Legal Description (Abbrev)	Parcel A & Parcel B, NW Quarter of the SE Quarter of Section 26, Township 33 North, Range 1 East of the W.M.
Highest and Best Use	Commercial
Site Data	
○ Environmental Issues:	None known currently
○ Site Size:	2.71 acres
○ Zoning:	Urban Growth Area
Improvement Data	
Gross Building Area:	Brick Shop Building – 13,020 (10,152 shop, 2,868 office/class) Metal Shop Building – 3,024
Appraised Value:	\$1,050,000.00
Utilities:	All City services are available to the site
Topography:	A gentle slope downhill to the south and west from the access point along Technical Drive.

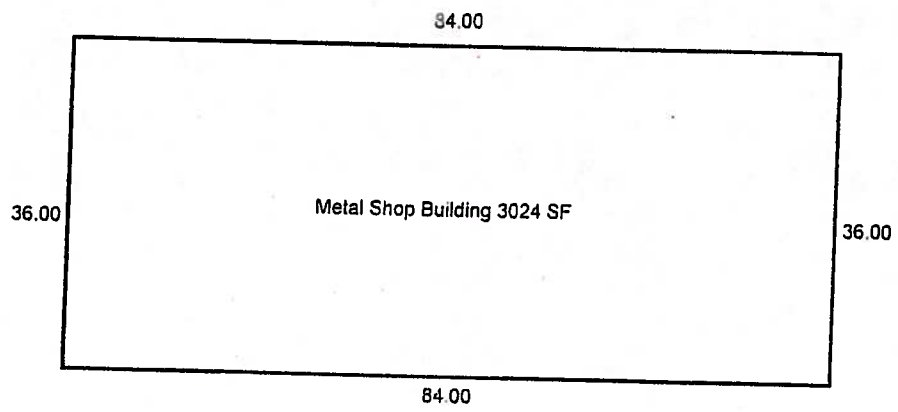
585 Technical Drive Oak Harbor WA 98277

BUILDING SKETCH



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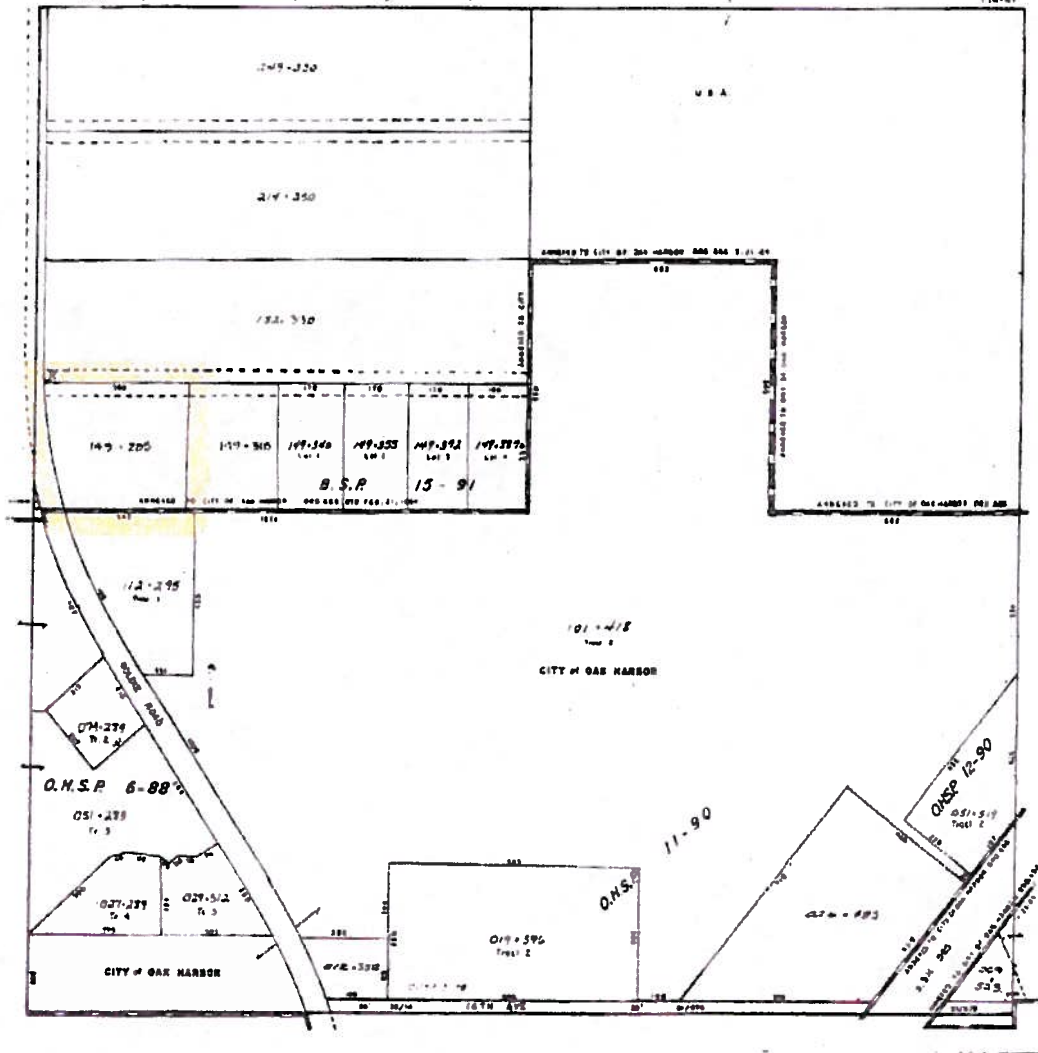


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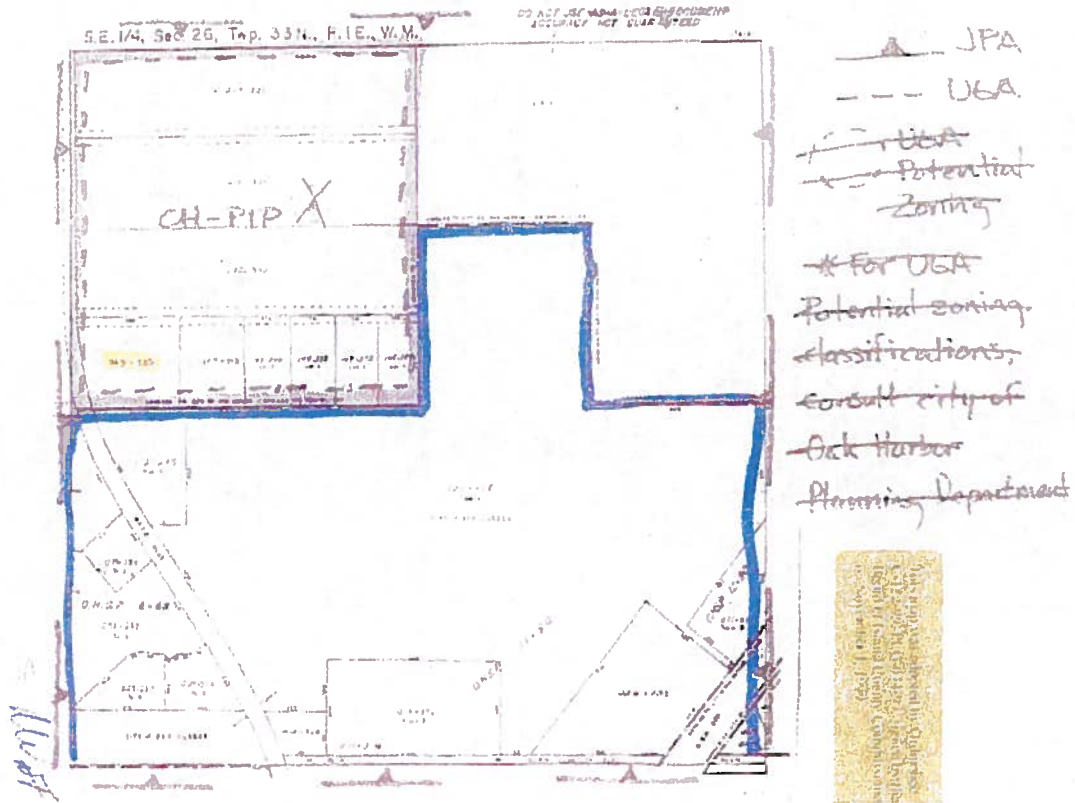
SITE MAP

S.E. 1/4, Sec. 26, Twp. 33 N., R. 1 E., W. M.

DO NOT USE AS A LEGAL DOCUMENT
ACCURACY NOT GUARANTEED



ISLAND COUNTY ZONING MAP



585 Technical Drive Oak Harbor WA 98277

OAK HARBOR CITY ZONING MAP

